

FOR LEASE

BELMONT SHORE | 3,000 - 9,600 SF

SWC 2nd St & Nieto Ave | Long Beach



BELMONT SHORE

For leasing, please contact:

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PROPERTY HIGHLIGHTS

- **Dense Seaside Neighborhood** – 80,000+ residents within 2-miles
- **Prime Location** – 2nd St. is a 14 block corridor with active shops and restaurants
- **Supply Constrained Area** – Very few comparable boxes in immediate vicinity and barriers to new development
- **Dedicated Surface Parking** – 21 dedicated at grade parking stalls and additional shared/metered parking behind the building and on 2nd street.
- **Additional Building** – 1,000 SF building located behind the space
- **Rooftop Pylon** – Prime location facing 2nd St
- **Zoning** – CNP ([Link](#))
- **Electrical** – There are 1,000 Amps total



POPULATION

1 mile	2 mile	3 mile
25,195	81,520	190,075



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$172,423	\$147,065	\$129,139



AREA EMPLOYMENT

1 mile	2 mile	3 mile
22,146	71,135	162,071





GRANADA AVE ±5,600 CPD



2ND ST ±27,000 CPD



NIETO AVE ±1,266 CPD

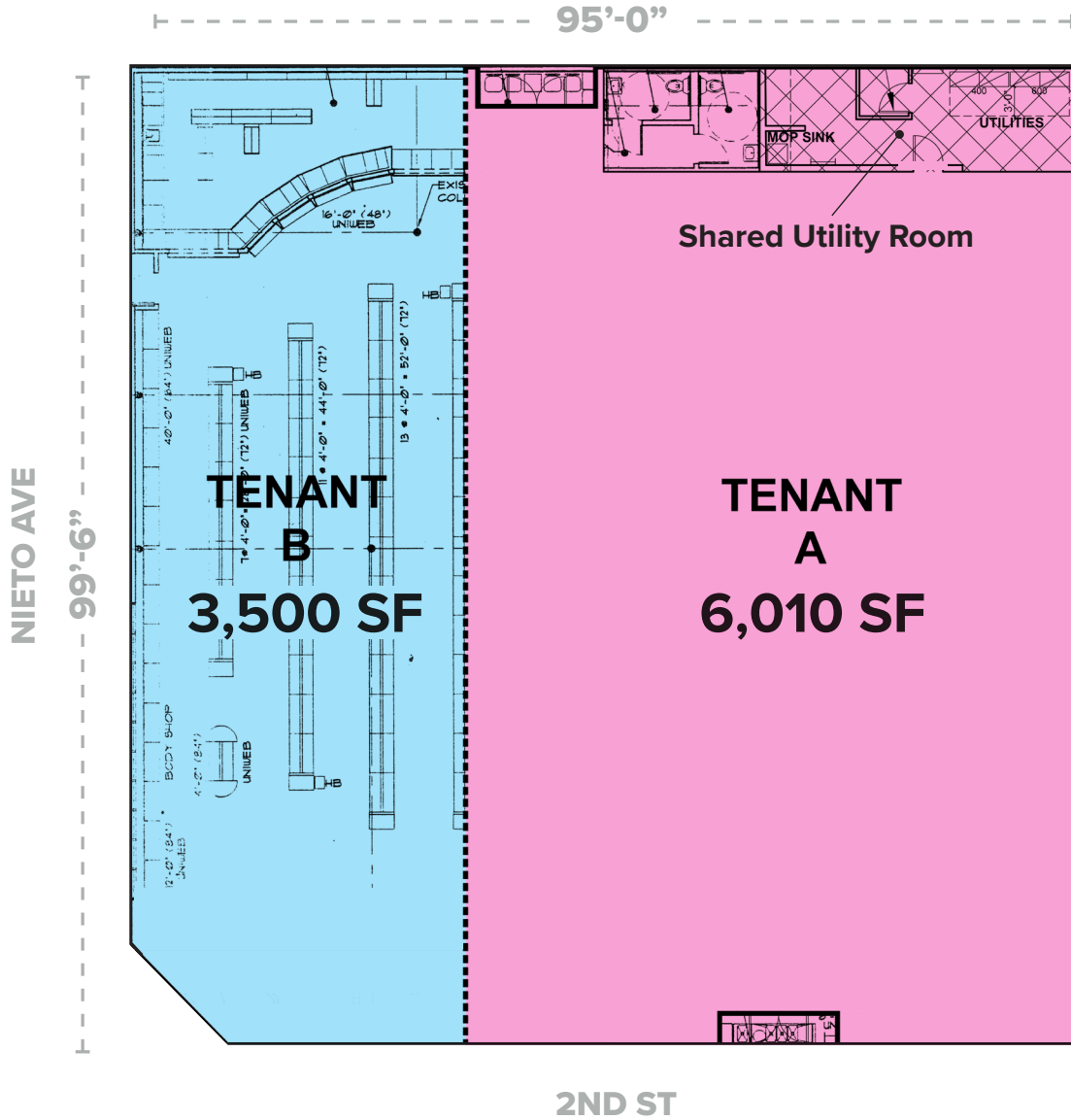


ADDITIONAL BUILDING
1,000 SF

360° virtual tour

[CLICK HERE](#)





Explore virtual tour of premises

[CLICK HERE](#)



Demographics	1 mile	2 mile	3 mile
Population	56,111	168,816	241,950
Average Household Income	\$172,423	\$147,0645	\$129,139
Median Household Income	\$124,915	\$106,316	\$96,770
White	65.4%	54.3%	45.0%
Black or African American	4.4%	8.2%	9.9%
Asian	9.1%	11.0%	13.6%
Hispanic or Latino	34.9%	42.4%	49.1%
Median Age	44	41	39
Median Home Value	\$1.26M	\$1.09M	\$911,991



[Click here for full demographic report](#)



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